

116.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
568,100 / 568,100
568,100 / 568,100
568,100 / 568,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BRAND ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BALDANI RICHARD J-RITA A	
Owner 2:	
Owner 3:	
Street 1: 11 BRAND ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 1219 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

ACTIVITY INFORMATION	
Date	Result
9/7/2018	MEAS&NOTICE
1/12/2009	Measured
4/11/2000	Inspected
2/11/2000	Measured
1/1/1982	CM

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	70.	1.14	5					398,686						398,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4985.000	169,400		398,700	568,100		74626
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	169,400	0	4,985.	398,700	568,100		Year end	12/23/2021
2021	101	FV	163,300	0	4,985.	398,700	562,000		Year End Roll	12/10/2020
2020	101	FV	163,300	0	4,985.	398,700	562,000		562,000 Year End Roll	12/18/2019
2019	101	FV	149,400	0	4,985.	404,400	553,800		553,800 Year End Roll	1/3/2019
2018	101	FV	149,400	0	4,985.	301,900	451,300		451,300 Year End Roll	12/20/2017
2017	101	FV	149,400	0	4,985.	273,400	422,800		422,800 Year End Roll	1/3/2017
2016	101	FV	149,400	0	4,985.	262,000	411,400		411,400 Year End	1/4/2016
2015	101	FV	148,700	0	4,985.	222,100	370,800		370,800 Year End Roll	12/11/2014

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type

12316-693	10/12/1972	Sale Price	V	Tst	Verif	Notes
		28,500	No	No	N	

9023

ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS:											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Average	A Kits:	Rating:	WSFlue: 1 Rating: Average	1st Res Grid Desc: Line 1 # Units 1	Level	FY LR DR D K FR RR BR FB HB L O								
GENERAL INFORMATION				Condo Information	Fpl: 1 Rating: Average	Other	Upper	Lvl 2											
Grade: C - Average	Year Blt: 1951	Eff Yr Blt:	Alt LUC:	Total Units:	Lvl 1														
Jurisdict:	Fact: .	Const Mod:	Lump Sum Adj:	Location:	Lower														
				Floor:	Totals	RMs: 5	BRs: 2	Baths: 1	HB										
				% Own:															
				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	5	2			
Sec Floors:	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 31 %	Economic:	%	Special:	%	Additions:											
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Override:	Override:	%	Kitchen:													
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Other Features: 68000	Plumbing:															
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 1	Grade Factor: 1.00	Electric:															
% Heated: 100	% AC:	Solar HW: NO	NBHD Inf: 1.00000000	Heating:															
% Com Wal	% Sprinkled	NBHD Mod:		General:															
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Basic \$ / SQ: 100.00				Rate	Parcel ID	Typ	Date	Sale Price											
Size Adj.: 1.35000002																			
Const Adj.: 0.99989998																			
Adj \$ / SQ: 134.987																			
Other Features: 68000																			
Grade Factor: 1.00																			
NBHD Inf: 1.00000000																			
NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val													
LUC Factor: 1.00				Juris. Factor:	Before Depr:		134.99												
Adj Total: 245511				Special Features: 0	Val/Su Net:		86.87												
Depreciation: 76109				Final Total: 169400	Val/Su SzAd:		173.74												
Deprecated Total: 169403												Net Sketched Area: 1,950	Total: 177,512						
				Size Ad	975	Gross Area	1950	FinArea	1219										
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:											
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101							
PARCEL ID 116.0-0004-0012.0																			
More: N				Total Yard Items:				Total Special Features:				Total:							
IMAGE AssessPro Patriot Properties, Inc																			